178.0	0007	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	848,800 / 848,800
					USE VALUE:	848,800 / 848,800
					ASSESSED:	848,800 / 848,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOK JOANNE M
Owner 2:	COOK ROY F
Owner 3:	
Street 1:	93 DOW AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COOK JOANNE M -
Owner 2:	-
Street 1:	93 DOW AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .134 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1966, having primarily Vinyl Exterior and 2524 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5857.000	431,800		417,000	848,800
Total Card	0.134	431,800		417,000	848,800
Total Parcel	0.134	431,800		417,000	848,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.29 /Parcel: 336.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121013

GIS Ref

GIS Ref

Insp Date 07/31/18

Parcel ID 178.0-0007-0020.0

!14029!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	431,800	0	5,857.	417,000	848,800		Year end	12/23/2021
2021	101	FV	419,100	0	5,857.	417,000	836,100		Year End Roll	12/10/2020
2020	101	FV	419,200	0	5,857.	417,000	836,200	836,200	Year End Roll	12/18/2019
2019	101	FV	315,400	0	5,857.	417,000	732,400	732,400	Year End Roll	1/3/2019
2018	101	FV	313,900	0	5,857.	351,500	665,400	665,400	Year End Roll	12/20/2017
2017	101	FV	313,900	0	5,857.	321,700	635,600	635,600	Year End Roll	1/3/2017
2016	101	FV	313,900	0	5,857.	274,000	587,900	587,900	Year End	1/4/2016
2015	101	FV	311,200	0	5,857.	238,300	549,500	549,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:12:32

LAST REV

Date	Time
08/10/18	10:53:31
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14029

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COOK JOANNE M	1277-189		12/2/2003	Family	1	No	No		
BONELLO MARIE A	32193-297		12/29/2000		150,150	No	No		
BONELLO EDWARD	26037-429		2/8/1996		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2010	469	Redo Kit	12,000					
5/9/1997	245		35,000					18X20 RM+WDK+GARAG
1/17/1997	29		2,500					REMODEL DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
12/1/2008	Measured	345	PATRIOT
12/27/2000	Measured	163	PATRIOT
4/27/2000	Inspected	263	PATRIOT
1/4/2000	Mailer Sent		
7/20/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	121013
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5857		Sq. Ft.	Site		0	70.	1.02	7									416,997						417,000	

Total AC/HA:	0.13446	Total SF/SM:	5857	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	416,997	Spl Credit		Total:	417,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Fair
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06600630
Const Adj.:	0.98990101
Adj $ / SQ:	137.181
Other Features:	120885
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	530450
Depreciation:	98664
Depreciated Total:	431786

COMMENTS

1-STEAM/GAS; 1-FHA/GAS; PDAS; JACUZZI TUB.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	1

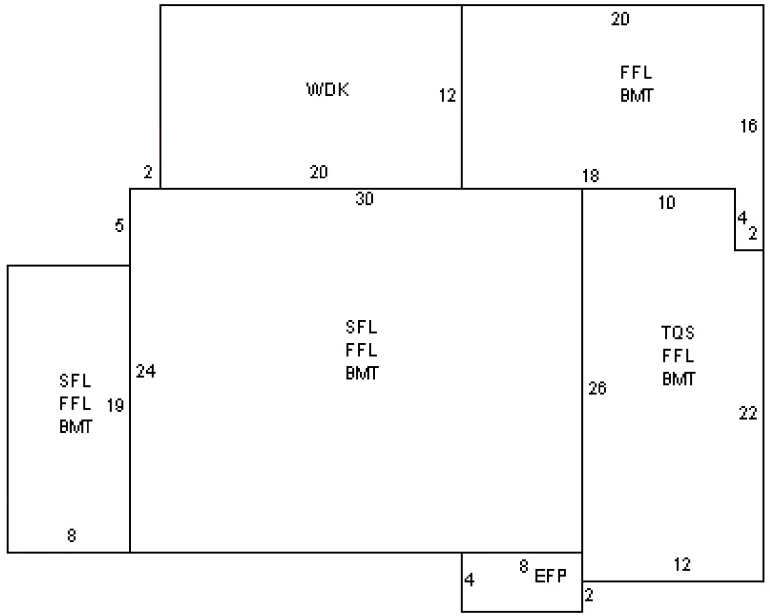
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	137.18
Special Features:	0	Val/Su Net:	102.32
Final Total:	431800	Val/Su SzAd	171.08

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,424	41.150	58,604
FFL	First Floor	1,424	137.180	195,346
SFL	Second Floor	872	137.180	119,622
WDK	Deck	240	10.060	2,415
TQS	3/4 Story	228	137.180	31,277
EFP	Enclos Porch	32	71.870	2,300

Net Sketched Area:	4,220	Total:	409,564
Size Ad	2524	Gross Area	4296	FinArea	2524
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0007-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc